

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF WISCONSIN**

In re:

Case No. 17-25038-svk

ROBERT LEE HARRIS
MISTY HARRIS

Chapter 13

CITY OF MILWAUKEE'S LIST OF EXHIBITS AND WITNESS

At the hearing scheduled for September 12, 2017, the City of Milwaukee will offer into evidence the following exhibits, copies of which are attached hereto:

1. Exhibit A – Assessment detail and comparable properties, 2872 North 21st Street.

The City of Milwaukee will call as a witness Anjanett Lopez from the Office of the City Assessor. Ms. Lopez will testify relative to the City Assessor's Office determination of value of the above property.

Dated, signed, and filed at Milwaukee, Wisconsin on this 31st day of October, 2017.

GRANT F. LANGLEY
City Attorney

/s/ KEVIN P. SULLIVAN
Assistant City Attorney
Attorneys for City of Milwaukee
State Bar No. 1005718

P.O. ADDRESS:
800 City Hall
200 East Wells Street
Milwaukee, WI 53202
(414) 286-2601

1060-2017-1347:242403

Assessment Detail and Listing Characteristics

Taxkey	Premise Address	Nbhd	Plat	Assessment County	Class
3101319100	2872 N 21ST ST	2950	31003	Milwaukee	Residential

Ownership Information ROBERT L HARRIS 2872 N 21ST ST MILWAUKEE WI 53206	Conveyance Deed Type QC Date 2000-01-03 Fee 0.00 <i>Name or Address Change: 2003-03-03</i>	Assessment Information <table border="0" style="width: 100%;"> <tr> <td style="text-align: center;">Year</td> <td style="text-align: center;">Current</td> <td style="text-align: center;">Previous</td> </tr> <tr> <td style="text-align: center;">Land</td> <td style="text-align: center;">2900</td> <td style="text-align: center;">2900</td> </tr> <tr> <td style="text-align: center;">Imprv</td> <td style="text-align: center;">17800</td> <td style="text-align: center;">17700</td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">20700</td> <td style="text-align: center;">20600</td> </tr> </table>	Year	Current	Previous	Land	2900	2900	Imprv	17800	17700	Total	20700	20600
Year	Current	Previous												
Land	2900	2900												
Imprv	17800	17700												
Total	20700	20600												

Org Year	Drop Year	Zoning	Ald. District	Census
1995-215		RT4	15	008700-

Legal Description

MAYHEW'S SUBD,(A K) IN E 1/2 OF NW 1/4 SEC 18-7-22 BLOCK 5 LOTS 19 & 20

Dwelling is a 1.5 Story Residence Old Style having 1661 sqft of finished living area

Dwelling Units	1	1st Flr	924	Bedrooms	4
Year Built	1906	2nd Flr	0	Baths	1
Heating	WARM AIR	3rd Flr	0	Half Baths	1
Airconditioned	NO	Attic	0	RecRoom	NO
Exterior Wall	FRAME	Half Story	737	FirePlaces	0
Basement Type	FULL 924 sqft	Basement	0		

Garages and Other

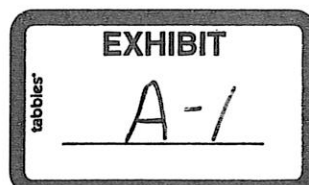
None Listed

Lot Entries

Lot Size 7540.00 sqft

<u>Recent Permits</u>	<u>Owner History</u>	<u>Sale History</u>	<u>Assessment History</u>	<u>Tax Balance</u>	<u>About Site</u>
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Data Provided By Assessor Query From: 10.196.86.47



IDENTIFYING INFORMATION

Subject Property:

Address: 2872 N 21st St

Tax Key No. 310-1319-100

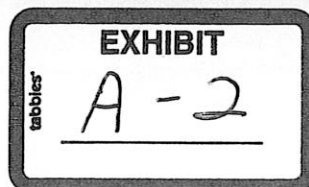
DESCRIPTION OF SUBJECT PROPERTY


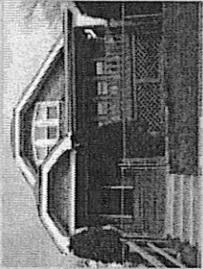
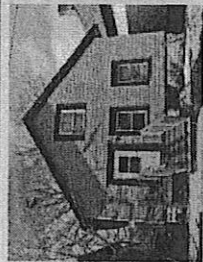
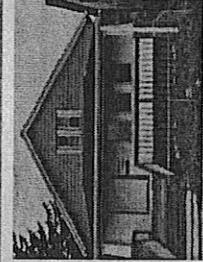


The subject property is listed as a 4 bedroom, 1 and a half full baths, 1,661 sq ft Residence Old Style, single family home, built in 1906, remodeled in 1925. The current overall condition of the home is listed to be in Fair Condition. There has not been a recent sale of the property. The 2017 assessed value of this home is \$20,700. There are no records that the current property owner ever appealed the assessment. Per a recent exterior view, it appears the home is in Fair condition.

This property is in neighborhood 2950 which is bounded by; Auer Ave on the north, Center St on the south, Hopkins St on the east, and 35th St on the west.

Neighborhood 2950 is dominated by single family & duplex old style properties. This is a neighborhood that was heavily impacted by the foreclosure crisis, and has predominantly tenant occupied properties.

Ariel view of subject property



Item	Subject	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5
						
Tax Key No.	310-1319-100	309-0664-000	324-9839-000	325-1216-000	286-0294-000	285-1671-000
Address	2872 N 21st St	2914 N 30th St	2547 N 13th st	2339 N 20th St	3334 N 28th St	2328 W Keefe Ave
Sale Date	NA	2/13/2017	10/14/2016	9/2/2016	2/10/2016	1/22/2016
Sale Price	NA	21,000	18,000	17,500	25,000	\$22,000
Condition	Fair	Average	Fair	Average	Average	Fair
Full Baths	1	1	1	1	1	1
Half Baths	1	0	0	0	0	1
Bedrooms	4	4	3	4	3	4
Finished Sq Ft	1,661	1068	1125	1240	1156	1414
Garage	none	none	none	none / 1 car slab	2 car	none
						(+) adj
						(-) adj
2017 Assessment \$20,700		\$26,500	15,700	19,600	\$26,700	\$27,400

